



MODIFIED SITE PLAN REVIEW CHECKLIST

Rev. Date 7/01/05

Name of Project: _____ **Date of Review:** _____

Address of Project: _____

Applicants Name: _____ **Phone #** _____ **FAX#** _____

Acreage of area being modified: _____

Previously Approved: SPR #(s): _____ **CU#(s):** _____

1 What change is proposed for this property that triggers the Modified Site Plan Review process ?

- ' Additions to existing buildings (enlarging the existing building's exterior dimensions).
- ' Previously developed property where the use changes.
- ' Previously developed property where the site changes, such as the addition of new paved areas for parking or storage, regrading and repaving of existing paved areas, etc.
- ' Other changes: _____

2 What City Departments will need to review this Modified Site Plan?

- ' Planning Division
- ' Public Works Department
- ' Public Utilities Department
- ' Fire Department
- ' Police Department
- ' Parks & Recreation Department

Other Agencies that may need to review project:

- | | |
|--------------------|----------------------|
| ' Questar | ' UDOT |
| ' Utah Power | ' Army Corp of Eng. |
| ' Qwest | ' Irrigation Co. |
| ' AT&T Cable | ' South Valley Water |
| ' Sewer District | ' Reclamation |
| ' Salt Lake County | ' Other _____ |

3 What improvements may the developer be required to install?

- Public Improvements
 - ' Curb, gutter, and drive approaches,
 - ' Sidewalk,
 - ' Waterway
 - ' Median
 - ' Roadbase
 - ' Paving and striping of public and/or private streets
 - ' Monuments, survey rivets
 - ' Fire hydrants
 - ' Water mains and appurtenances
 - ' Copper water service laterals
 - ' Meter box and appurtenances
 - ' Irrigation and flood control systems
 - ' Street lights
 - ' Undergrounding of power lines
 - ' Street trees (according to the Streetscape Master Plan)
 - ' Streetscape (with water efficient landscaping and irrigation)
 - ' Other required improvements determined by the City Engineer
- _____

What improvements may be required (Continued)

On-Site Improvements

- ' Landscaping & Street Trees (including water efficient irrigation system and landscaping)
- ' Fencing/walls
- ' Parking lot paving and striping
- ' Curbing
- ' Trash Screening
- ' Roof Equipment Screening
- ' Trails/Bike Path
- ' Other requirements determined by the Community Development Director:

In addition, the following City Codes and items may be required to be complied with:

- ' Sign Ordinance
- ' Building Codes
- ' Roadway Dedications
- ' Submittal of "As Built Drawings"
- ' Other _____

4 How will fees be assessed on this Modified Site Plan Review?

- a) The Development Fee and the Development Inspection Fee will be based on the area affected by the site modifications and the number of City Departments that require review of the modified site plan.
- b) Other fees may apply, based on the needs of the development.
- c) The area on which all fees will be based is the area that is being modified (building area and/or the surrounding site area) as scaled from the drawings.

5 What fees may be charged for review of this Modified Site Plan?

Modified Site Plan Review Fees (based on the full amount of the City's currently adopted fee schedule when the permit is issued):

- ' Development Fee (20% of the Planning Development Fee, for each reviewing department, up to 100%)
(A Pre Development Fee is required to start the review process. The amount of this fee is based on the currently adopted Sandy City Fee Schedule).
- ' Development Inspection Fee (20% of the Development inspection Fee, for each reviewing department, up to 100%)

Other Permit Fees that may apply to this project (based on the full amount of the City's currently adopted fee schedule when the permit is issued):

- ' Trails (for all additional building area beyond the original building square footage).
- ' Fire/EMS Impact (for all additional building area beyond the original building square footage).
- ' Police Impact (for all additional building area beyond the original building square footage).
- ' Flood Control (if not already paid with original development).
- ' Water Review (applies if a review is required relative to water systems)
- ' Waterline Reimbursement (for waterlines previously installed by Sandy City, if not already paid with original development)
- ' Water Connection (applies if requesting upgrade to service size or additional Water Connection).
- ' Meter Set (applies to new water connections only)
- ' Construction Water (applies to new water connections only)
- ' Street and Regulatory Signs
- ' Power Line Burial
- ' Building Permits & Plan Check Fees

6 An Improvement Guarantee may be required for this project for one or more of the improvements that have been listed in item #3 above (and as listed in Section 15-13-17 of the Development Code).